



MINUTES OF THE MEETING OF THE ESTATES AND PROPERTY COMMITTEE held on Thursday, 28 March 2019 at Leadership Team Conference Room - Fire Service, Clemonds Hey at 10.00 am

PRESENT: Councillors J Mercer, T Sherlock, S Nelson, G Merry, D Mahon, E Johnson and independent (non-elected) member L Thomson

1 PROCEDURAL MATTERS

A Recording of Meeting

Members were reminded that the meeting would be audio recorded.

B Apologies for absence

Apologies for absence were received from Councillor Merry.

C Declarations of Members' Interests

There were no declarations of Members' interests.

D Minutes of the Estates and Property Committee

RESOLVED:

That the minutes of the Estates and Performance Committee held on 14 December 2018 be confirmed as a correct record.

2 FIRE STATION MODERNISATION PROGRAMME – PROGRESS REPORT

The Director of Governance and Commissioning introduced the report, which provided information on the progress made with the Fire Station Modernisation Programme and sought confirmation of the procurement route for the rest of the works to deliver the Fire Station Modernisation Programme.

He drew Members attention to Year One of the Delivery Schedule at Appendix 1 to the report. He advised Members that the delivery of the works at; Birchwood, Middlewich and Sandbach should be completed within Year One as expected, but that Runcorn, which is considered to be a major project and may require planning permission is expected to take longer to complete.

The Procurement and Contracts Manager from the Joint Procurement Team attended the meeting to advise Members on the preferred procurement route for the associated works and the activities that had taken place to reach the current position.

RESOLVED: That;

- [1] progress be noted; and**
- [2] the Procure North West Framework be utilised to deliver the rest of the Fire Station Modernisation Programme.**

3 CHESTER FIRE STATION

The Director of Governance and Commissioning introduced the report, which provided Members with an update on the Chester Fire Station project.

He advised Members that a second planning application had been submitted which was believed to have satisfactorily dealt with the reason for refusal of the original planning application.

He referred Members to Appendices 1 and 2 to the report, which showed the proposed site layout plans of the original and second planning applications.

The Director of Governance and Commissioning informed Members that the public consultation on the second planning application had closed and that 13 comments had been made. These had two common themes: operational cover and value for money of a refurbishment compared to a rebuild.

He advised Members that due to the delays due to the refusal of the original planning application, there were some factors that would affect the agreed cost plan. However, a more detailed report would be, if necessary, submitted to the Fire Authority in the summer months when the second planning application had been dealt with.

RESOLVED: That;

- [1] the report be noted; and**
- [2] the potential for a further report to the Fire Authority concerned with funding be noted.**

4 CREATING A JOINT FIRE AND POLICE FACILITY ON THE CREWE FIRE STATION SITE

The Director of Governance and Commissioning introduced the report, which provided Members with an update on progress to create a joint fire and police facility on the Crewe Fire Station site.

He informed Members that the requirements of both fire and police had now been agreed and external lawyers to represent the Fire Authority had been appointed.

A Member asked if there could be some reassurance on the timeframe and commitment to the project due to potential uncertainties associated with the election of the Police and Crime Commissioner next year. The Director of Governance and Commissioning advised that the intention was to have the necessary governance arrangements and legal documentation in place before the election.

RESOLVED: That;

[1] progress made to date be noted.

5 SERVICE HOUSING STOCK

The Director of Governance and Commissioning introduced the report, which provided an update on the development of a programme, which would see the refurbishment of the houses owned by the Fire Authority.

He informed Members that Service Delivery had confirmed the Service need and that the Joint Estates Team were in the process of documenting the current standard of the houses by completing a condition survey.

A Member asked if there were arrangements in place to move the occupiers of the houses when renovation works were scheduled. The Group Manager for Blue Light Collaboration advised Members that if occupiers needed to vacate during the works, every effort would be made to support them.

Another Member asked if any of the properties were empty. The Director of Governance and Commissioning advised that one was empty and that the intention would be to prioritise the sale of that particular house.

RESOLVED: That;

[1] the report be noted; and

[2] the intention to sell five of the houses be endorsed.

6 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That;

That under Section 100(A) (4) of the Local Government Act 1972, as amended by the Local Government (Access to Information) Order 2006, the press and public be excluded from the meeting for the items of business listed below on the grounds that they involve the likely disclosure of exempt information as defined in Schedule 12 A to the Act in the paragraphs indicated:

Item 7 – Fire Station Modernisation Programme – Year Zero Works

Item 8 – Training Centre Programme

Paragraph

(3) Information relating to the financial or business affairs of any particular person (including the authority holding that information)

7 FIRE STATION MODERNISATION PROGRAMME - YEAR ZERO WORKS

The Director of Governance and Commissioning introduced the report which provided details of the work carried out to determine the requirements at the first two fire stations in the programme (Year Zero) (Bollington and Tarporley) and the associated costs. The report sought Member approval to proceed with the works at the two fire stations.

Members expressed concerns about the works that were excluded from the specification. The Director of Governance and Commissioning felt that it was important to protect the budget and learn from the experience of delivering the specified works at Bollington and Tarporley Fire Stations. However, he committed to further consider the issues raised with a view to secure additional works.

RESOLVED: That;

[1] progress be noted; and

[2] the works at Bollington and Tarporley fire stations should proceed.

8 TRAINING CENTRE PROGRAMME

The Director of Governance and Commissioning introduced the report, which provided Members with an update on the process to reach a finalised design and budget. He also confirmed the receipt of planning permission. The report sought approval to enter into the design and build contract and proceed into the construction phase of the programme.

RESOLVED: That;

[1] the report be noted; and;

[2] the Director of Governance and Commissioning be authorised to enter into a design and build contract with ISG Construction Limited.